

## Statement of 1A Pg 1 of 2 EXHIBIT

Southwestern Abstract & Title Co.  
1125 South Main Street  
Las Cruces, NM 88005  
(575) 523-8561

**EXHIBIT 20 - SELLER'S  
STATEMENT, LOT 1A (5.26.22)**

**C**

ALTA Seller's Settlement Statement

<b>File #:</b>	7434-GC-2022	<b>Property</b>	510 South Telshor Boulevard	<b>Settlement Date</b>	05/26/2022
<b>Prepared:</b>	05/26/2022		Las Cruces, NM 88011	<b>Disbursement Date</b>	05/26/2022
<b>Escrow Officer:</b>	Gricel R. Chavez		MESILLA VALLEY MALL		
			REPLAT NO 5 (BK 24 PG		
			581-582 - 2020257) Lot: 1A		
		<b>Buyer</b>	S: 16 T: 23S R: 2E		
			FSLRO 510 South Telshor		
			Las Cruces, LLC		
			2000 McKinney Avenue		
			Suite 1000		
			Dallas, TX 75201		
		<b>Seller</b>	Mesilla Valley Ventures, LLC		
			154 North Festival Drive		
			Building D		
			El Paso, TX 79912		
		<b>Lender</b>			

Description	Seller	
	Debit	Credit
<b>Primary Charges &amp; Credits</b>		
Sales Price of Property		\$2,545,000.00
Rent Holdback	\$35,000.00	
Escrow Holdback	\$200,000.00	
2021 Property Taxes 1905155	\$1,535.02	
<b>Prorations/Adjustments</b>		
County Taxes 01/01/2022 to 08/08/2022	\$1,851.16	
Credit water line installation	\$23,977.54	
<b>Loan Charges</b>		
Escrow holdback fee to Southwestern Abstract & Title Co.	\$100.00	
<b>Government Recording and Transfer Charges</b>		
Recording Fees to Southwestern Abstract & Title Co.	\$300.00	
<b>Commissions</b>		
Listing Agent Commission to CP Partners Commercial Real Estate	\$101,800.00	
<b>Title Charges</b>		
Title - Settlement Fee to Southwestern Abstract & Title Co.	\$541.56	
Title - Owner's NM-6 Endorsement to Southwestern Abstract & Title Co.	\$100.00	
Title - Owner's Title Policy to Southwestern Abstract & Title Co.	\$8,506.00	
<b>Miscellaneous Charges</b>		
Legal Fees to Ferguson Braswell Fraser Kubasta PC	\$50,000.00	
Legal Fees to Weycer, Kaplan, Pulaski & Zuber, P.C.	\$75,000.00	
Payoff Claim of Lien to New Mexico Real Estate Advisors, Inc.	\$47,572.88	
Payoff Claim of Lien to R2 Contractors Specialty, Inc.	\$4,825.32	
Payoff Claim of Lien to Utility Block Company, Inc.	\$70,981.70	
Survey Invoice (s) to Partner Engineering and Science, Inc.	\$6,350.00	

**EXHIBIT**

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	Debit	Credit
Subtotals	\$628,441.18	\$2,545,000.00
Due to Seller	\$1,916,558.82	
Totals	\$2,545,000.00	\$2,545,000.00

See signature addendum